

ANTELOPE VALLEY REDEVELOPMENT PLAN LINCOLN,

74p

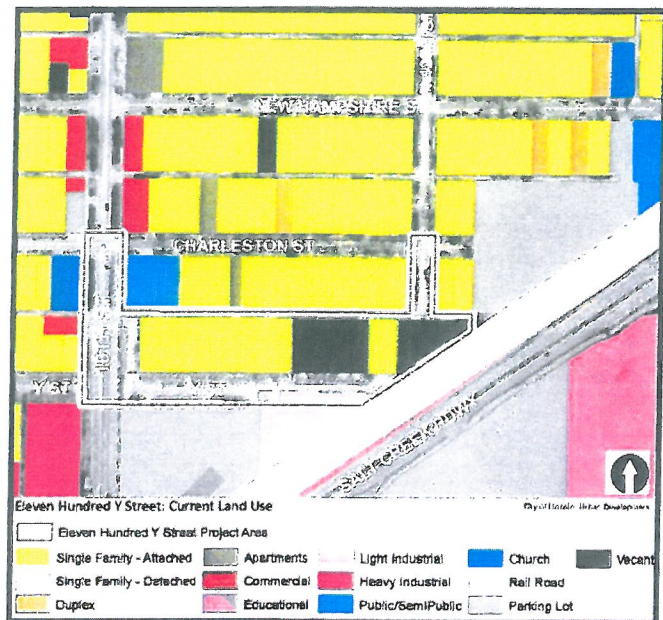
O. Eleven Hundred Y Street Project

1. Project Description

The Eleven Hundred Y Street Project is an infill multi-family apartment complex proposed in the North Bottoms neighborhood. It is generally located between 10th Street on the west, 12th Street on the east, Y Street on the south and the alley between Y and Charleston Streets on the north. See *Project Area Context*, below.

The Project site is approximately 2.2 acres and is currently comprised of 12 single-family detached housing units, one privately-owned vacant parcel, and two City-owned properties. The City properties are used as street right-of-way for a slip street on the west side of the Project and as an unimproved gravel parking lot on the east side -- on which parking spaces are sold to the public on football game days.

Surrounding land uses include single-family residential to the north, UNL Board of Regents industrial, warehouse and parking to the south, and railroad



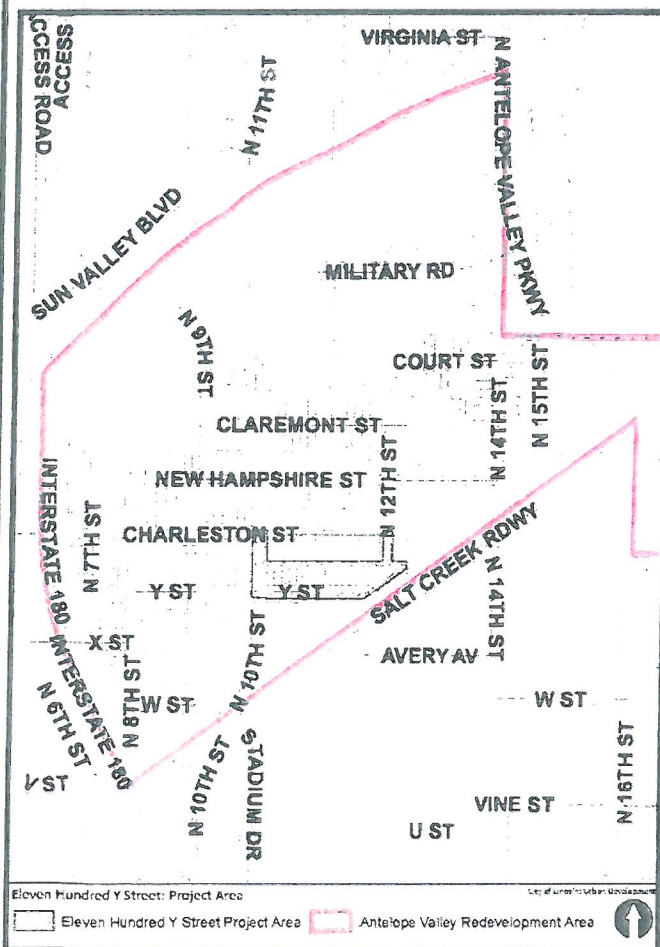
Current Land Use

tracks also on the south. The elevated 10th Street bridge serves as a hard boundary on the west. See *Current Land Use*, above.

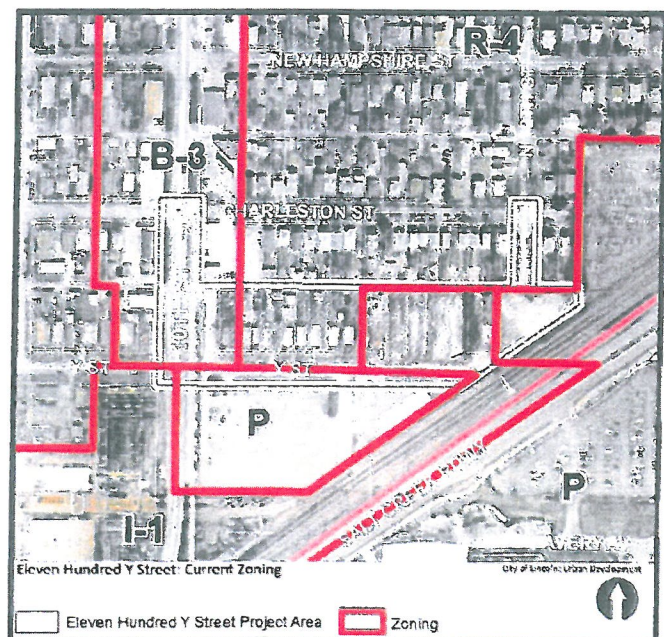
Current zoning in the area is a combination of B-3 Commercial, R-4 Residential, and I-1 Industrial, as illustrated in *Current Zoning*, below.

The entire area is in the designated 100-year Salt Creek Flood Plain and remedial action will be required.

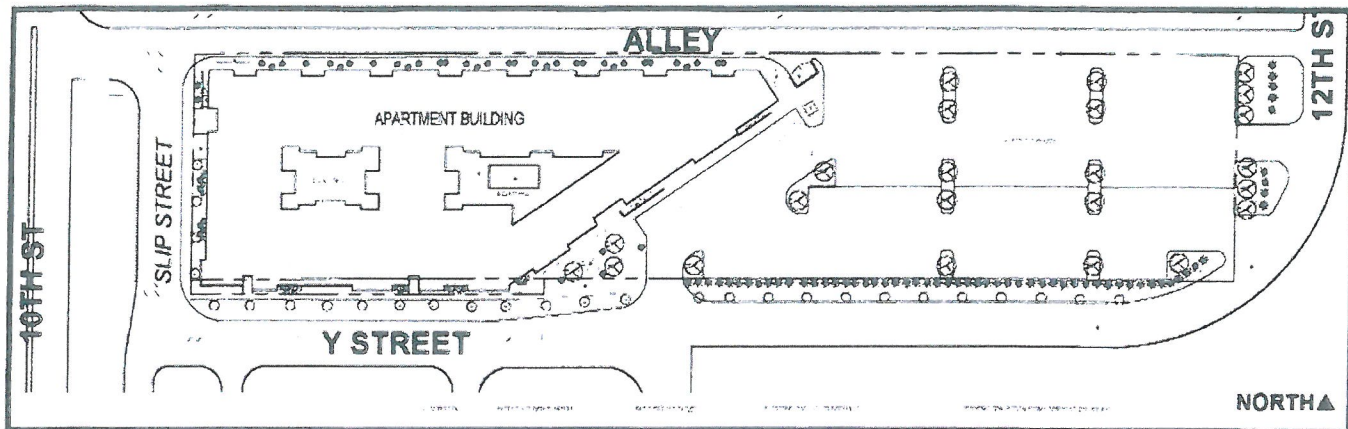
The proposed Project will be designed to be an



Project Area Context



Current Zoning



Proposed Project Site Plan

urban four-story building consisting of approximately 127 units (209 bedrooms): 62 one-bedroom, 48 two-bedroom and 17 three-bedroom market-rate apartments that will be marketed toward young professionals and students.

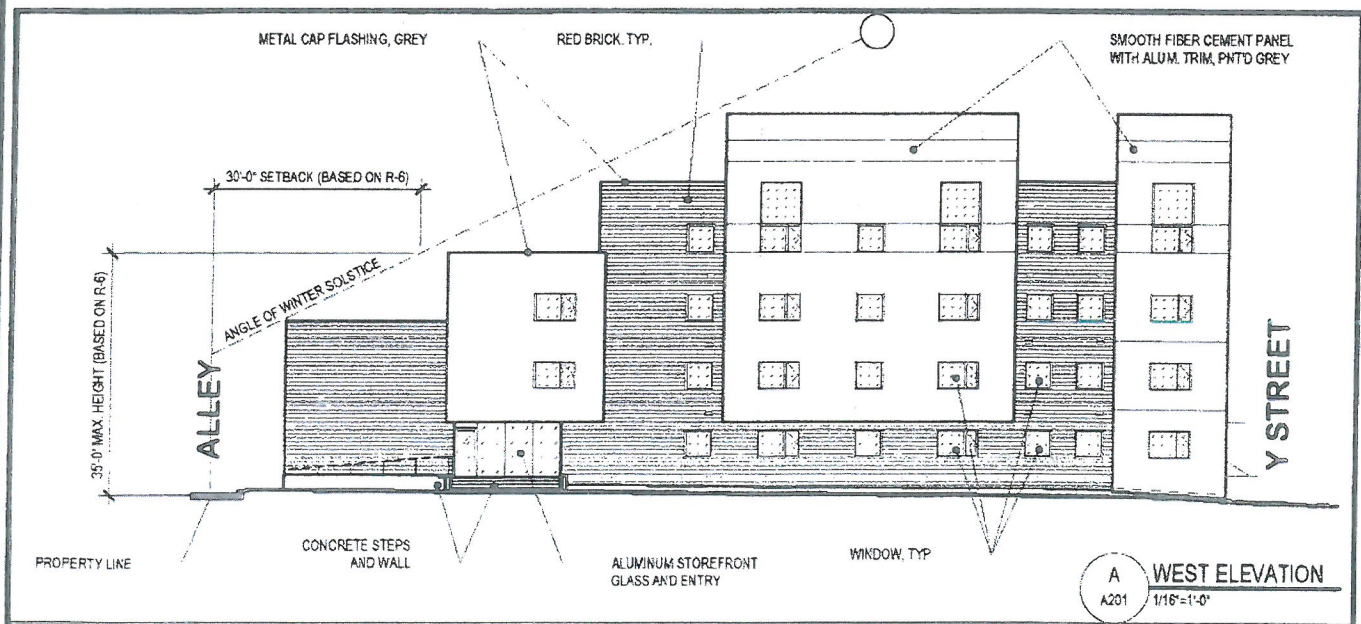
The upper floor will have a select number of lofts with a two-story mezzanine. An adjacent on-site surface parking lot will provide approximately 162 parking stalls; 72 bicycle spaces will also be provided. Amenities will include a swimming pool, a landscaped courtyard, and an onsite office. See the *Proposed Project Site Plan*, above.

The exterior façade may utilize various building materials including brick and lap cement board siding. The use of electric sub-metering will encourage responsible energy consumption from residents.

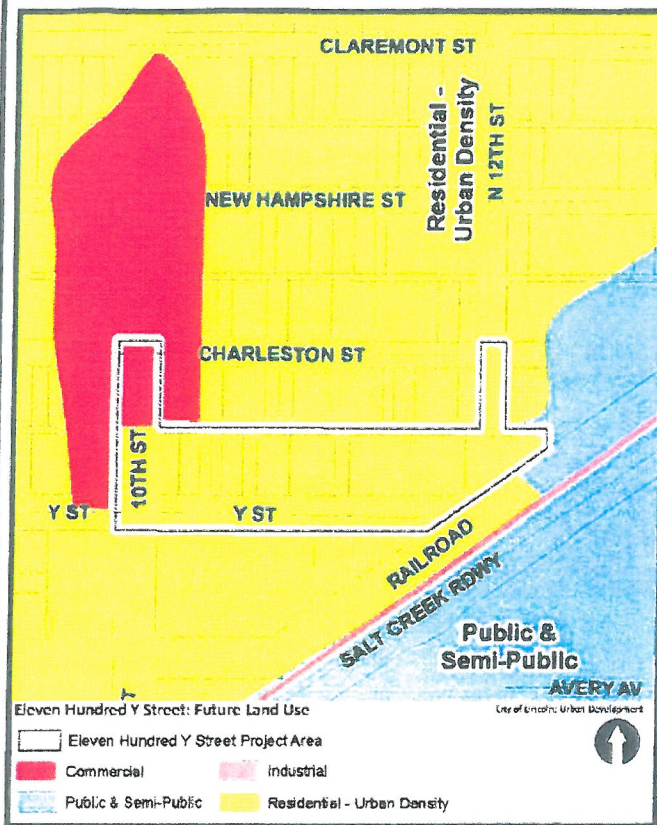
Project-wide energy efficiency will also be achieved through the use of heat pumps for heating and cooling, CFL light bulbs, low-flow shower heads, and water-wise toilets.

Project Area public improvements may include:

- Paving Y Street,
- Construction of N. 12th Street and paving of 12th Street to Charleston Street,
- Paving the east-west alley,
- Construction of a median on N. 10th Street to restrict left-out traffic movements,
- Sidewalks along Y Street and N. 12th Street,
- Stormwater, sanitary sewer and water improvements, and/or
- Street trees and street lights along Y and N. 12th Streets.



West Elevation (View from 10th Street)



Future Land Use

2. Statutory Elements

♦ Property Acquisition, Demolition, and Disposal

No public property acquisition will occur; all acquisitions will be privately negotiated prior to approval of a Redevelopment Agreement. Demolition will also be completed privately. Demolition will include clearing structures on the site including any required environmental remediation and any necessary capping, removal or replacement of utilities and site preparation.

♦ Population Density

Population density will increase significantly with the replacement of 12 single family detached housing units with 127 apartment units. However, the increase will not significantly impact the overall population density of the city.

♦ Land Coverage

Land coverage and building density will be altered with construction of the Project. Construction of 127 apartment units on 2.2 acres equals 57.7 units per acre. See *Future Land Use*, above.

♦ Traffic Flow, Street Layouts, and Street Grades

The City's Public Works and Utilities Department has indicated that the Project is not likely to result in a significant increase in traffic. Y Street will be realigned slightly to the south but within existing City right-of-way. A new connector on the east end of the Project will complete 12th Street to Charleston, and both Y and 12th Streets will be paved as well as the east-west alley. A median will be constructed in 10th Street to restrict left-out traffic movements from the slip road on the west end of the Project.

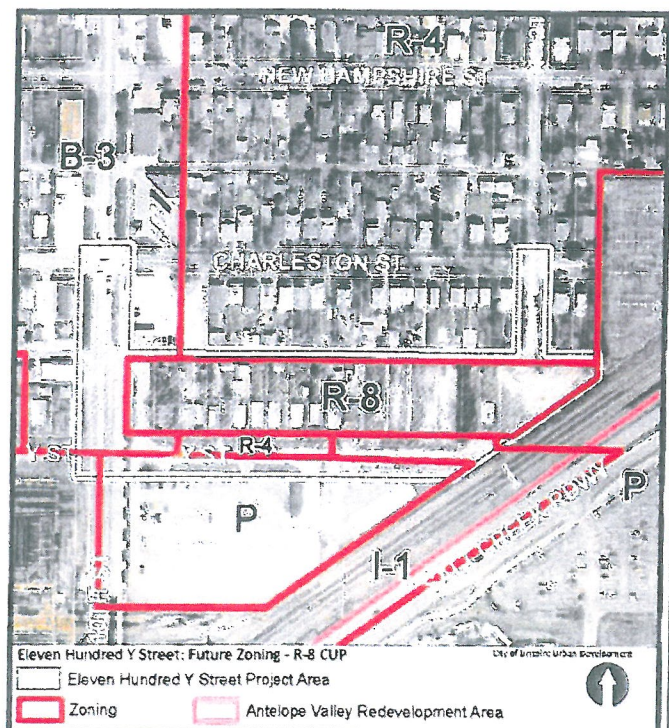
♦ Parking

A private 162 stall at-grade surface parking lot will be constructed on site. The Project will also provide parking for 72 bicycles.

♦ Zoning, Building Code, and Ordinances

Current zoning in the area is a combination of B-3 Commercial, R-4 Residential, and I-1 Industrial. The Project site will be rezoned to R-8 residential Community Unit Plan (CUP). See *Future Zoning*, below.

A CUP is a special permit that is intended to encourage creative design of residential developments. A CUP will allow for flexibility in height and area regulations and can also require increased setbacks or



Future Zoning

screening from adjacent property. An R-8 CUP will allow the density and height requested as part of the Project and minimize impacts on neighboring properties through building design, setbacks and screening. A zoning text amendment will be necessary as CUPs are not currently permitted in the R-8 zoning district.

3. Financing and Cost Benefit Analysis

As required by Nebraska Community Development Law (Neb.Rev.Stat. §18-2113), the City has analyzed the costs and benefits of the proposed Project including:

♦ Tax Revenues

Upon completion of the Project, the assessed value of the property will increase by an estimated \$4,213,676. This will result in an estimated \$691,250 in Tax Increment Financing (TIF) over 14 years for public improvements. The public investment of the projected \$691,250 will leverage private investment of approximately \$7,856,000 resulting in more than \$11.36 of private investment for every City TIF dollar spent.

♦ Public Infrastructure and Community Public Service Needs Impacts

It is not anticipated that the Project will have an adverse impact on existing public infrastructure or City services.

♦ Employment Within & Outside the Redevelopment Project Area

There are no employers with the Project Area. There will be no adverse impact on employment within or outside the Project Area.

♦ Other Impacts

As calculated from a 2009 report by the National Association of Home Builders, the additional annually recurring impact of building 127 rental apartments in a typical metro area would include \$2.92 million in local income, \$501,650 in taxes and other revenue for local governments, and 41 local FTE jobs. These estimates, based on apartment occupants paying taxes and otherwise participating in the local economy, also take into account natural vacancy rates.



**LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT**

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



May 16, 2014


TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 14011: Proposed amendment to the Antelope Valley Redevelopment Plan: "Eleven Hundred Y Street Project"**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 14011**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Antelope Valley Redevelopment Plan to add the **"Eleven Hundred Y Street Project"** consisting of an infill multi-family apartment complex for approximately 126 dwelling units on 2.2 acres, more or less, generally located between 10th Street on the west, Y Street on the south, North 12th Street on the east and the east/west alley between Y Street and Charleston Street on the north. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska. A map and description of the proposed Project are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14011. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, May 28, 2014**. Note: An associated Change of Zone No. 14011 from B-3, R-4 and I-1 to R-8 Residential District, and Special Permit No. 14008, the 1100 Y Street Multi-Family Housing Project Community Unit Plan, will also be heard by the Planning Commission at the same time. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or pbarnes@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, May 22, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

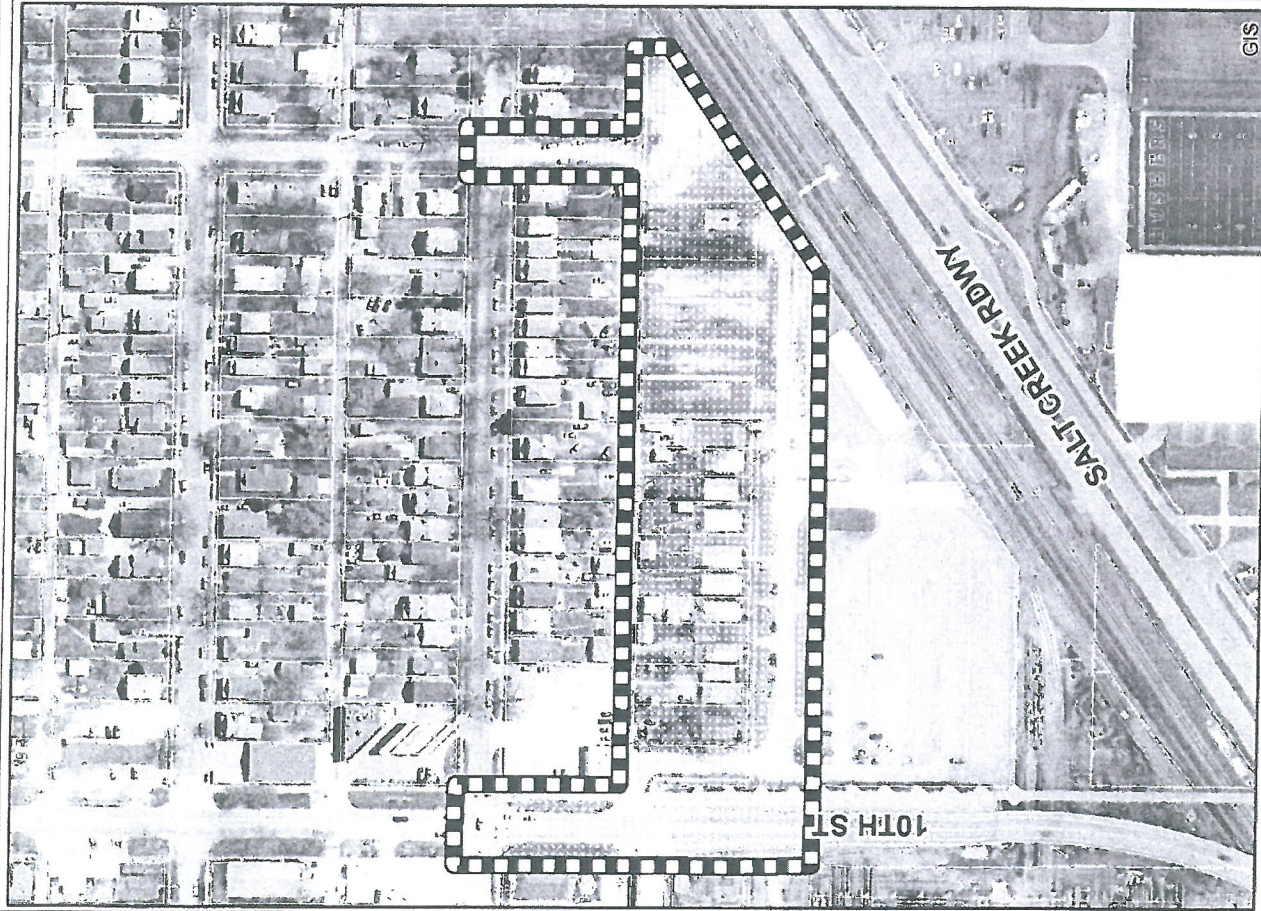
Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Chris Elsey, Elsey Partners

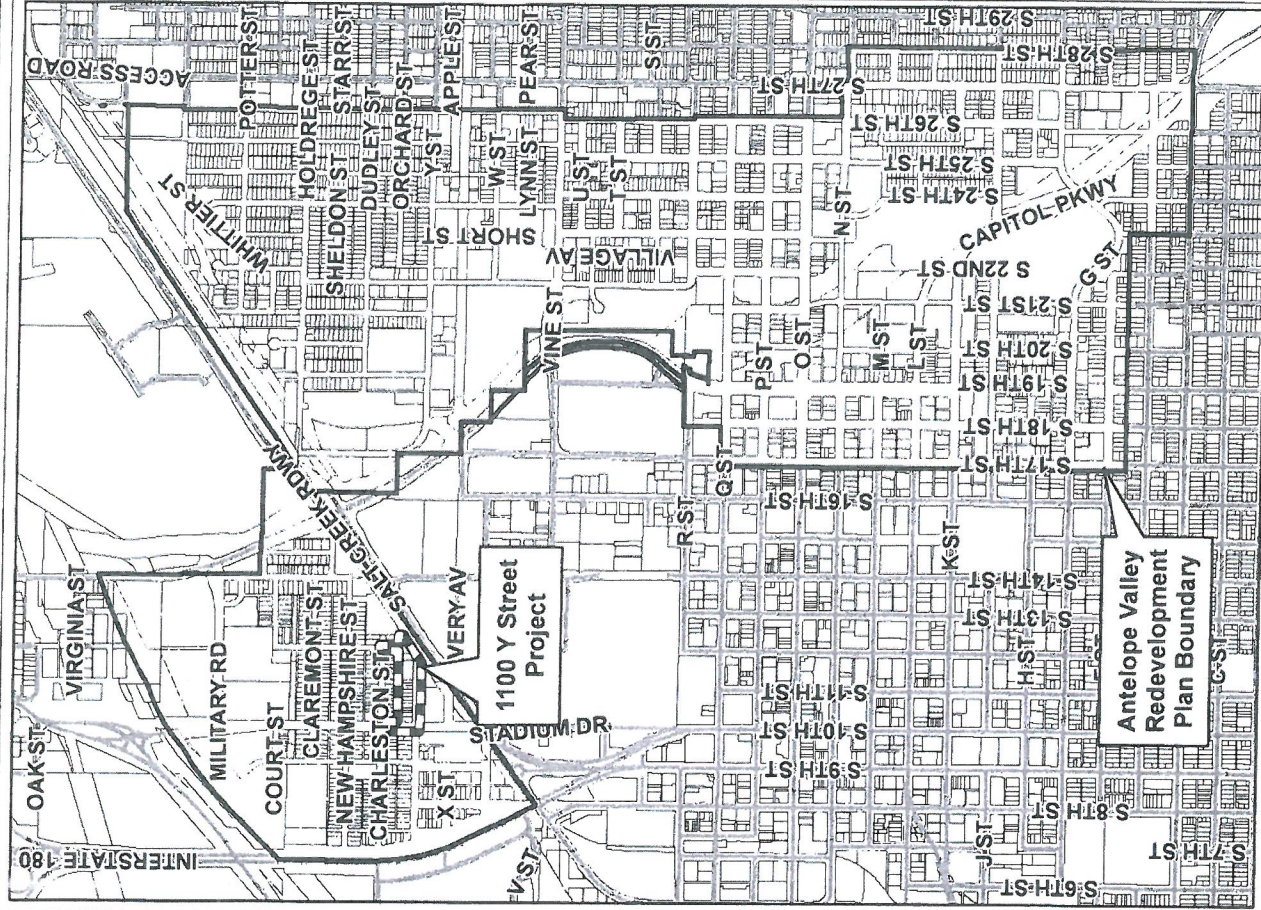
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ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.





2013 aerial



Comprehensive Plan Conformance #14011

Antelope Valley Redevelopment Plan

1100 Y Street Project

N 10th & Y St

Antelope Valley
Redevelopment
Plan Boundary

m:\plan\arcview\CPC\DevelopmentAreaDrawings.mxd (CPC14011)

ATTACHMENT "C"

Tracy Corr
40th & A Neighborhood Association
1001 S. 37 St.
Lincoln, NE 68510

Kelly Stahly
40th & A Neighborhood Association
4435 B St
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JoAnn Asch
Antelope Park Neighborhood
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Lincoln, NE 68502

Lisa Good
Antelope Park Neighborhood
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3036 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neighborhood
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Lincoln, NE 68502

Shawn Ryba
Belmont Neighborhood Association
4411 N. Park Blvd
Lincoln, NE 68521

Ted Triplett
Belmont Neighborhood Association
4420 N. 14th Street
Lincoln, NE 68521

Kile Johnson
Capitol Beach Community
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Lincoln, NE 68508

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Lincoln, NE 68501

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Lincoln, NE 68503

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3065 Sheridan Boulevard
Lincoln, NE 68502

Shirley Doan
Country Club Neighborhood
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2924 Bonacum Dr.
Lincoln, NE 68502

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Country Club Neighborhood
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Lincoln, NE 68502

Linda Wibbels
Country Club Neighborhood
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Lincoln, NE 68502

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Lincoln, NE 68508-1501

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Downtown Neighborhood Association
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Lincoln, NE 68508

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3936 Dudley St
Lincoln, NE 68503

Ann Bleed
East Campus Community
Organization
1315 N. 37th St.
Lincoln, NE 68503

Paul Johnson
East Campus Community
Organization
1415 N. 41st St
Lincoln, NE 68503

Roy Maurer
East Campus Community
Organization
1444 N. 37th St.
Lincoln, NE 68503

Cindy Stuefer-Powell
East Campus Community
Organization
1217 N. 38th St.
Lincoln, NE 68503

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

Sue Landholm
Everett Neighborhood Association
946 Peach St.
Lincoln, NE 68502

Matt Schaefer
Everett Neighborhood Association
1220 Peach Street
Lincoln, NE 68502

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

William Wood
Everett Neighborhood Association
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Lincoln, NE 68502

Ruthann Nahorny
Garfield Street Condominium Assn.
Inc.
1619 Garfield
Lincoln, NE 68502

Daniel King Greater South Neighborhood Association 2350 S. 34 St. Lincoln, NE 68506	Michael Cornelius Hartley Neighborhood Association 3149 R St. Lincoln, NE 68503	Barbara Cornelius Hartley Neighborhood Association 3149 R Street Lincoln, NE 68503
Curt Donaldson Hartley Neighborhood Association 2860 R Street Lincoln, NE 68503	Ruth Johnson Hartley Neighborhood Association 819 N. 33 St. Lincoln, NE 68503	Chris Lesiak Hartley Neighborhood Association 853 N 30th Street Lincoln, NE 68503
Peggy Struwe Hawley Area Association 2240 Q Street Lincoln, NE 68503	Vicki Cover Hawley Neighborhood Association 2610 S St. Lincoln, NE 68503	Tim Francis Hawley Neighborhood Association 2511 T Street Lincoln, NE 68503
Kurt Elder Haymarket Neighborhood Association 335 N 8th Street 606 Lincoln, NE 68508	Sally Bush Irvingdale Neighborhood Association 2635 S. 15th St Lincoln, NE 68502	L.J. Evermann Irvingdale Neighborhood Association 2636 S. 13th Street Lincoln, NE 68502
John Brown Landon's Neighborhood Association 2201 Elba Circle Lincoln, NE 68521	Carol Brown Landon's Neighborhood Association 2201 Elba Cir Lincoln, NE 68521	Rob Hackwith Landon's Neighborhood Association 4210 N. 23 St. Lincoln, NE 68521
Barb Morley Malone Neighborhood Association 700 N. 24th St. Lincoln, NE 68503	Ed Patterson Malone Neighborhood Association 700 N. 24 St. Lincoln, NE 68503	Near South Neighborhood Association P.O. Box 80143 Lincoln, NE 68501
William Carver Near South Neighborhood Association 2202 Washington St. Lincoln, NE 68502	Jim Friedman Near South Neighborhood Association 1505 A St. Lincoln, NE 68502	Annette McRoy North Bottoms Neighborhood Association 1142 New Hampshire St. Lincoln, NE 68508
Teri Pope-Gonzalez Salt Creek Area Neighborhood Association P.O. Box 80073 Lincoln, NE 68501	Nancy Packard Sewell Street from Bradford Dr- Winthrop Rd 3037 Sewell St Lincoln, NE 68502-4148	Carolene Skorohod Skorohod Condominium Regime I Owners' Association 6236 Vine Street Lincoln, NE 68505
Cherie Ayite South Salt Creek Community Organization 1617 S. 8th Street Lincoln, NE 68502	Lori Houle South Salt Creek Community Organization 101 M Street Lincoln, NE 68508	Gary Irvin South Salt Creek Community Organization 645 D St. Lincoln, NE 68502
Steve Larrick South Salt Creek Community Organization 920 S. 8th St. Lincoln, NE 68508	P.C. Meza South Salt Creek Community Organization 536 C Street Lincoln, NE 68502	Devon Wegner The Creamery Condominium Association 701 P Street #105 Lincoln, NE 68508

Sharon Doll
University Place Community
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2909 N. 56 St.
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Vicky Dunn
University Place Community
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Lincoln, NE 68507

Coleen Seng
University Place Community
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6101 Walker Ave
Lincoln, NE 68505

Boyd Ready
Waterpark Owners' Association
PO Box 5462
Lincoln, NE 68505-5462

Christopher Cashmere
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3510 W. Plum
Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
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Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
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Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
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Lincoln, NE 68522

Witherbee Neighborhood Association
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Lincoln, NE 68505

Richard Bagby
Witherbee Neighborhood Association
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Lincoln, NE 68510

Fred Freytag
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James Garver
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Mike James
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Becky Martin
Woods Park Neighborhood
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Richard Patterson
Woods Park Neighborhood
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230 S. 29 St.
Lincoln, NE 68510

Jayne Sebbby
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Lincoln, NE 68510

Randy Smith
Woods Park Neighborhood
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Lincoln, NE 68510

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
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Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Chris Elsey
Elsey Partners
1532 Collage Avenue, F19
Manhattan, KS 66502

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LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

June 6, 2014



ATTACHMENT "D"

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Antelope Valley Redevelopment Plan - Eleven Hundred Y Street Project**
(10th & Y Streets)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting a proposed amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, June 23, 2014, at 3:00 p.m.** in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The associated Change of Zone No. 14011 from B-3 Commercial, R-4 Residential and I-1 Industrial to R-8 Residential will also be heard by the City Council at the same time.

The proposed amendment is to add the "Eleven Hundred Y Street Project" consisting of an infill multi-family apartment complex for 126 dwelling units on approximately 2.2 acres, generally located between 10th Street on the west, Y Street on the south, N. 12th Street on the east and the east/west alley between Y Street and Charleston Street on the north. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska. A map and description of the Project were previously provided to you.

On May 28, 2014, the Lincoln-Lancaster County Planning Commission held public hearing and voted 8-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 14011**).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-8211 or whjermstad@lincoln.ne.gov), or the project planner in the Planning Department, Paul Barnes (402-441-6372 or pbarnes@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on June 16, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, June 11, 2014. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14011), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Chris Elsey, Elsey Partners
Derek Zimmerman, Baylor Evnen Law Firm

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, June 6, 2014 AND FRIDAY, June 13, 2014:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, June 23, 2014**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Antelope Valley Redevelopment Plan to add the "Eleven Hundred Y Street Project" consisting of an infill multi-family apartment complex for 126 dwelling units on approximately 2.2 acres, generally located between 10th Street on the west, Y Street on the south, N. 12th Street on the east and the east/west alley between Y Street and Charleston Street on the north. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk